



27 Dec 2018

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FOR IMMEDIATE RELEASE TO THE MARKET

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UBS INSTALMENTS: Dividend Announcement

UBS AG, Australia Branch ("**UBS**") issued **SGPISH** Series of UBS Instalments over fully paid Stapled Securities of Stockland pursuant to the Product Disclosure Statement dated 16 Feb 2011 "**PDS**".

Stockland recently announced the following estimated Dividend:

Dividend amount (AUD): \$0.1350
Ex-Dividend Date: 28 Dec 2018
Dividend record date: 31 Dec 2018
Dividend payment date: 28 Feb 2019

The Dividend is 0% franked.

Correspondingly, the **SGPISH** UBS Instalments will commence trading ex-Dividend on 28 Dec 2018 and will have a Dividend Record Date of 31 Dec 2018.

Holders should be aware that Stockland may amend the amount of the Dividend payable (including for changes in foreign exchange rates if a foreign exchange rate is used to determine the Dividend payable in Australia) or revoke payment of the Dividend, prior to the Dividend payment date and Holders are entitled only to the Dividend actually paid by Stockland.

The Dividend amount will be paid to Holders as soon as reasonably practicable after receipt of the Dividend in cleared funds by UBS Nominees Pty Ltd, as Security Trustee, from Stockland (payment to Holders is expected to be made within 5 Business Days of the Security Trustee receiving the Dividend). The Security Trustee is expected to receive such funds on 28 Feb 2019, the Share Issuer's Dividend payment date.

Capitalised terms not otherwise defined in this announcement have the same meaning as that given in the PDS.

Yours faithfully,

UBS AG, Australia Branch
Andrew Lockhart
Director

UBS AG, Australia Branch
Scott Hanlon
Executive Director